

EXHIBIT 5

MARKET ANALYSIS

In addition to a current community Affordable Housing Needs Assessment, which may be the housing portion of a broader community needs assessment, provide for:

1. New Construction of single-family or multi-family housing
 - Document demand for new housing
 - Survey or focus group demonstrating approval of a specific development plan. This is especially important with potential tenants/homeowners AND with existing neighborhood residents.
 - Quantify pool of potential income-qualified tenants/buyers
 - Note that a third-party, formal Market Study will be required for low-income housing tax credit and other large or complex multi-funded projects.
2. Rental Rehabilitation
 - Describe property and condition
 - Survey of existing households to determine their incomes, preference to continue to reside in project and their priorities for rehabilitation from the tenant perspective
 - Identify potential source and recruitment plan for replacement families
3. Homeowner Rehabilitation
 - Determine the rehabilitation needs in the community based on property standards deficiencies
 - Document number of eligible and interested households with rehabilitation needs
 - Document number of eligible and interested contractors to perform the rehabilitation
4. Homebuyer Assistance
 - Document number of eligible and interested households
 - Document the availability of homebuyer classes to interested households
 - Document availability of housing in applicable price range
5. Tenant-based rental assistance
 - Document number of eligible and interested households
 - Document availability of affordable rental housing meeting Housing Quality Standards